



City of El Paso – City Plan Commission Staff Report **(TO BE DELETED)**

Case No: PZRZ13-00044
Application Type: Rezoning
CPC Hearing Date: February 13, 2014
Staff Planner: Andrew Salloum, 915-212-1613, salloumam@elpasotexas.gov

Location: 501, 503, 505, 511, 513, 515, 517, and 523 S. Campbell Street
Legal Description: Lots 4 thru 10, Block 114, Campbell Addition, City of El Paso, El Paso County, Texas
Acreage: 0.5014-acre
Rep District: 8
Current Zoning: A-3 (Apartment)
Existing Use: Single & Multi-family dwellings
C/SC/SP/ZBA/LNC: None
Request: From A-3 (Apartment) to G-MU (General Mixed Use)
Proposed Use: Commercial and Multi-family Mixed Use

Property Owner: Eduardo & Josefina Soto
Representative: EXIGO

SURROUNDING ZONING AND LAND USE

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North: A-3 (Apartment) / Multi-family dwelling
South: A-3 (Apartment) / Multi-family dwelling
East: A-3 (Apartment) / Multi-family dwelling
West: A-3 (Apartment) / Multi-family dwelling

PLAN EL PASO DESIGNATION: G-2, Traditional Neighborhood (Walkable)

NEAREST PARK: Boys Club Park (857 feet)

NEAREST SCHOOL: Roosevelt Elementary School (504 feet)

NEIGHBORHOOD ASSOCIATIONS

El Paso Central Business Association
Southside Neighborhood Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on January 29, 2014. The Planning Division has not received any phone calls or letters in support or opposition to the rezoning request.

APPLICATION DESCRIPTION

The applicant is requesting to rezone the subject property from A-3 (Apartment) to G-MU (General Mixed Use). The subject property is 0.514-acre in size and is currently occupied by multi-family dwellings which will be demolished. The Master Zoning Plan shows a 5-story mixed use development consisting of 88 apartment units, 4 commercial spaces, and a proposed open space. The balconies proposed are encroaching into the City's right-of-way; the applicant will be applying for a special privilege permit. A summary of the Master Zoning Plan Report is attached (Attachment 4). The proposed development complements the residential development with neighborhood commercial uses that can be used by the existing neighborhood as well as the proposed new development. Additionally, as the subject property is not located within the Downtown Plan area, the applicant is seeking a 70% parking reduction, which can be granted by City

Council as part of the G-MU Master Zoning Plan.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of rezoning the subject property from A-3 (Apartment) to G-MU (General Mixed Use). The recommendation is based on the compatibility with the surrounding land uses and in compliance with the Plan El Paso future land use designation, G-2, Traditional Neighborhood (Walkable).

Plan El Paso- Future Land Use Map Designation

All applications for rezoning shall demonstrate compliance with the following criteria:

G-2 – Traditional Neighborhood (Walkable): This sector includes the remainder of central El Paso as it existed through World War II. Blocks are small and usually have rear alleys; buildings directly faced streets; schools, parks, and small shops are integrated with residential areas. This sector is well-suited for use of the SmartCode as a replacement for current zoning when planned in conjunction with specific neighborhood plans or identified in this Comprehensive Plan.

The purpose of the G-MU (General Mixed Use) district is to accommodate, encourage and promote innovatively designed developments involving the combining and mixing of uses allowed in various zoning districts with appropriate regulations, which together form an attractive and harmonious unit of the city. The regulations of this district are intended to allow for large-scale developments that are able to function as individual neighborhoods or an integrated collection (two or more) of individual neighborhoods supported by civic, commercial and recreational uses; as small-scale developments requiring flexibility because of unique design characteristics; or as transitional areas between dissimilar land uses. It is intended that the district regulations permit flexibility and encourage more creative, efficient and aesthetically desirable design and placement of land uses.

COMMENTS:

Planning Division - Transportation

TIA is not required.

Note:

All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) located within public rights-of-way shall follow the City of El Paso Design Standards for Construction and be ADA/TAS compliant.

City Development Department – Plan Review

Pending.

City Development Department - Land Development

No objections.

Fire Department

Pending.

Police Department

Based on the information has provided the El Paso Police department that has no issues with this request.

El Paso Water Utilities

We have reviewed the rezoning referenced above and provide the following comments:

1. EPWU-PSB does not object to this request.

EPWU-PSB Comments

Water:

1. There is a 4-inch diameter water main that extends along the alley between Campbell St. and Kansas

- St. located approximately 6 feet east of the alley centerline. This main is available for service.
2. Previous water pressure readings conducted on fire hydrant number 1901 located at the southeast corner of the intersection of Paisano Dr. and Kansas St. have yielded a static pressure of 90 pounds per square inch (psi), residual pressure of 80 psi, discharge of 1,404 gallons per minute (gpm).
 3. The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.
 4. EPWU-PSB records indicate 16 active ¾-inch water meter services. The services address for these meters are 501, 505, 511, 513, & 515 Campbell St.

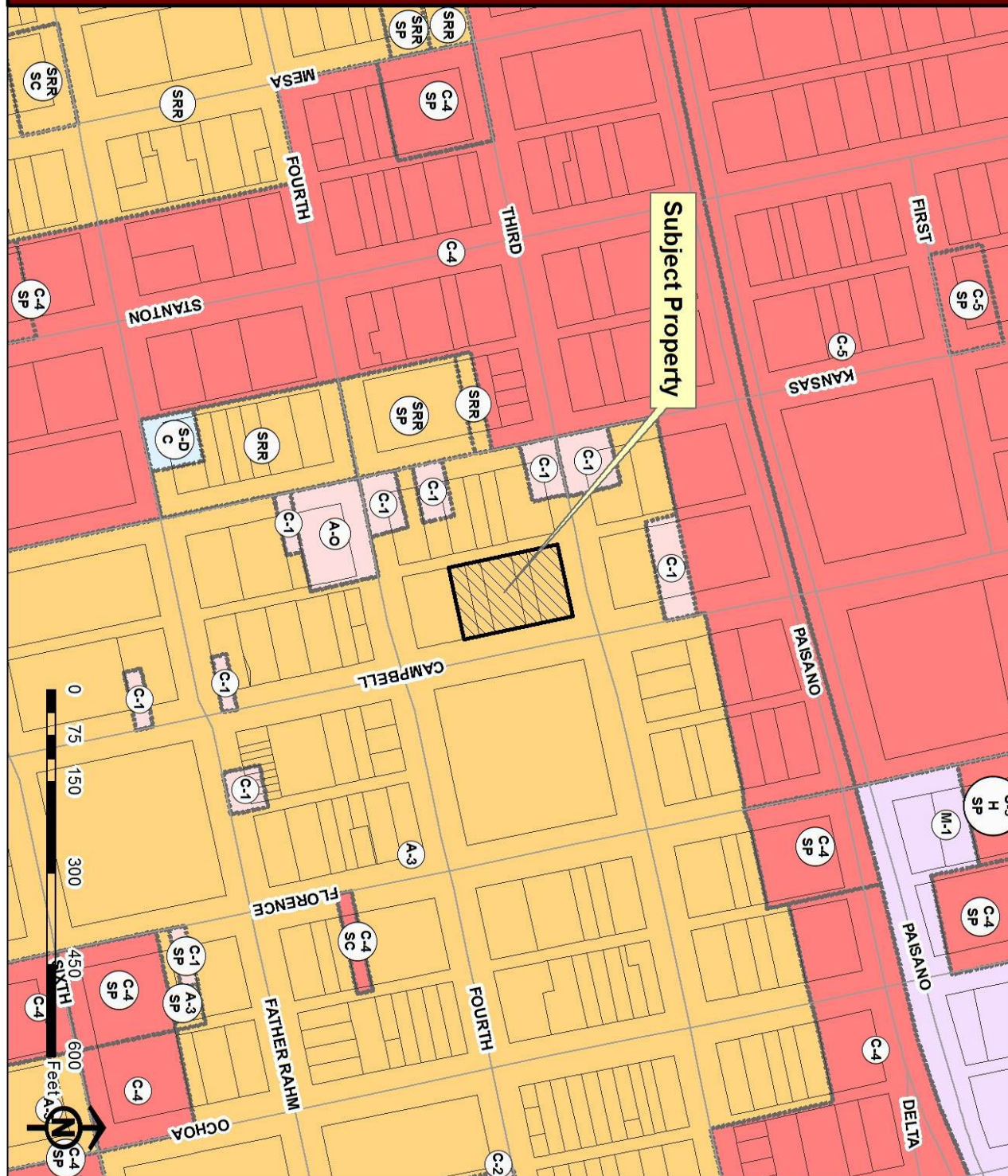
Sanitary Sewer:

1. There is an existing 8-inch diameter sanitary sewer main that extends along the alley between Campbell St. and Kansas St. located along the centerline of the alley. This main is available for service.
1. There is 36-inch diameter interceptor that extends along Third St. No direct service connections are allowed to this sewer main as per the El Paso Water Utilities – Public Service Board Rules and Regulations
1. EPWU requires a new service application to serve the subject property. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat with street names and addresses; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

Attachments:

1. Zoning Map
2. Aerial Map
3. Master Zoning Plan
4. Master Zoning Plan Report

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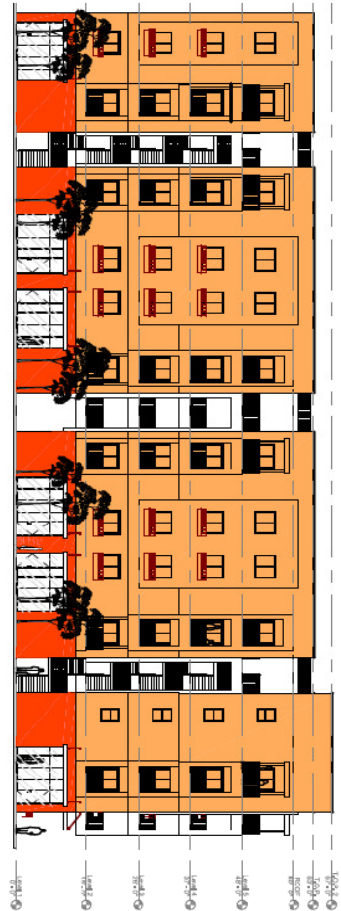


ATTACHMENT 2: AERIAL MAP

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ATTACHMENT 3: MASTER ZONING PLAN



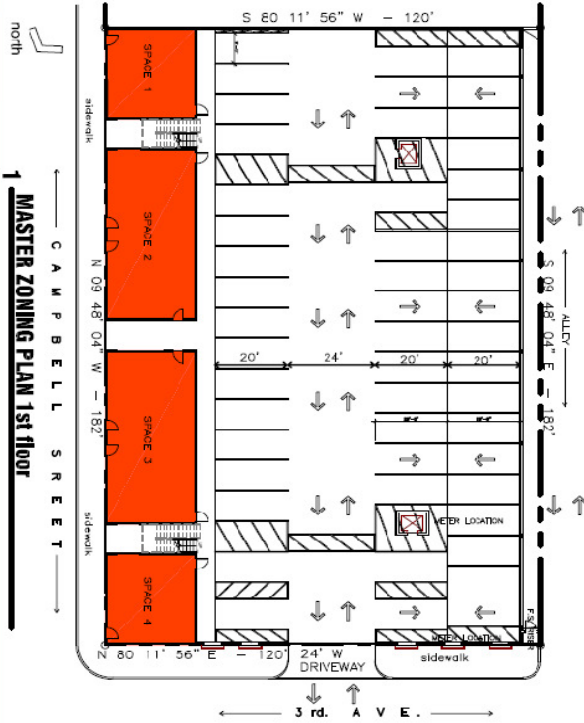
3 EXTERIOR ELEVATIONS - FRONT VIEW

NET AREA OF EXTERIOR WALLS									
FLOOR	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR	7TH FLOOR	8TH FLOOR	TOTAL
NET AREA	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	24,000
PERIMETER	120'	120'	120'	120'	120'	120'	120'	120'	960'
PERIMETER	120'	120'	120'	120'	120'	120'	120'	120'	960'
TOTAL AREA	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	24,000
TOTAL PERIMETER	120'	120'	120'	120'	120'	120'	120'	120'	960'

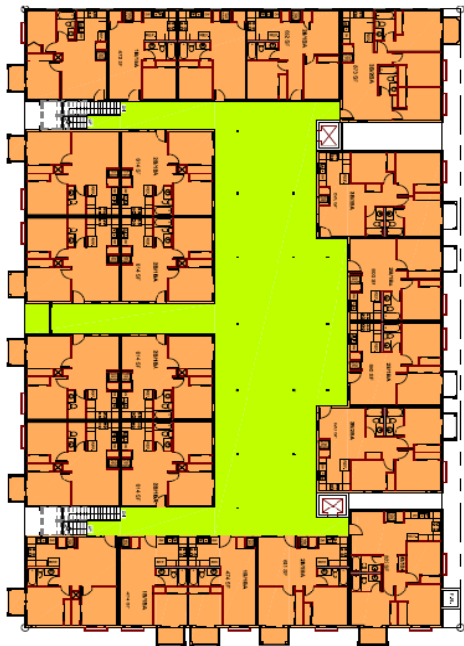


4 EXTERIOR ELEVATIONS - SIDE VIEW

NET AREA OF EXTERIOR WALLS
PERIMETER
TOTAL AREA
TOTAL PERIMETER



1 MASTER ZONING PLAN 1st floor



2 MASTER ZONING PLAN 2nd, 3rd, 4th & 5th floor

exigo

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ATTACHMENT 4: MASTER ZONING PLAN REPORT

Master Zoning Plan for a General Mixed Use District

CAMPBELL APARTMENTS

I. Purpose and Intent:

The purpose of this project and new Master Zoning Plan is to strengthen the existing neighboring community where there is an existing mixture of uses including general retail, schools, churches, apartments, single family attached units, walk-ups, duplexes and row housing. This new district will follow and the City of El Paso Comprehensive Plan and Smart Growth Objectives and initiatives throughout the City.

These Objectives will be followed with these outlined initiatives:

- Accommodate an innovative designed project that promotes multifamily housing and retail uses in South El Paso;
- Provide a complex that promotes compatible uses, retail and multifamily housing, to have a relationship with the existing neighborhood promoting Public Transportation and pedestrian linkages with the rest of Downtown, the Segundo Barrio and the rest of the City;
- Continue with the redevelopment patterns that the City of El Paso is promoting in Downtown;
- Demonstrate that these trends are economically and socially feasible south of Paisano Street.

II. Objective:

This District will accommodate an innovative Multifamily Living with ground Floor Retail and parking with second level open spaces that will be compatible, enhance and interact with the surrounding neighborhood.

III. Characteristics:

Description: This District will replace an existing 32, dilapidated 100 year old structures, with a modern Building that will house 3,922 square feet of retail spaces, 5,043 square feet of common open space and 88 Apartment units inclusive of 16 three bedroom, 52 two bedroom and 20 one bedroom, in a 5 story building. A more detailed description of the design elements are as follows:

Access: This building complex will have retail access along Campbell street, and 51 parking spaces on the ground floor. Access to the upper level units may be done through two elevators and two stairs that can go from the ground level to the 5th floor. On the second floor there is an open courtyard for the use of all of the units. This design will promote street life at the retail level, while provide a secured and safe environment to the residents in the upper levels.

There will also be pedestrian access through the alley. Utilities, services and trash collection will be provided through the adjoining Alley.

Setbacks: The building will be built with zero setback along Campbell and 3rd streets and the adjoining alley. This will provide a closer relationship to the neighboring street life and being compatible with the existing structures along Campbell and 3rd Streets and the entire neighborhood.

Density: The District Density will be 176 Units to the Acre as it will have 88 apartment units on .5 Acres. This is also compatible with some of the structures built around the neighborhood.

Landscaping: Landscaping will be provided in the interior courtyard.

Parking: There will be 51 Parking spaces provided in the ground floor. Most of the complexes and units in the surrounding neighborhood and the rest of Downtown do not provide any off street parking. A 70% parking reduction is requested. The City of El Paso has passed ordinances that will allow Downtown residents to park along the street, provided that they get the proper permitting and demonstrate that are residents of the District.

Sub Districts: There will be no Sub Districts in the Plan.

Phasing: The project will be built in one phase in its entirety.

Floor Area Ratio: The total construction area for this project is 81,045 S.F. for a total Floor Area Ratio of 3.75

Special Privilege: Balconies along Campbell and Third Streets are encroaching the City Right-of-Way. The applicant will be submitting a special-privilege request to the City prior to submitting for building permit.

IV. Relationship with Plan for El Paso:

This District will enhance the neighborhood's economic and social vitality and will follow the overall City of El Paso's Goals to revitalize Downtown and promote higher densities and mixed uses as per the Smart Growth initiatives.

The existing surroundings has a tight walkable community with schools, churches and retail within walking distance. This District will strengthen it by providing a modern and additional retail space that will enhance the neighborhood.

Campbell Apartments Mix Use Table					
Use	Minimum Area	Set backs			Maximum Building Height
		Front	Back	Side	
Commercial Uses					
Veterinary Treatment (Small Animals)	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Adult Day Care Center	600 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Art Gallery	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Child Care Facility, type 3,4,5 and 7	600 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Courier & Message Center	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Employment Agency	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Financial Institution	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Office, business	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Office, medical	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Office, professional	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
School, Arts and Crafts	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Studio, Dance and Music	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Studio, Photography	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Clinic	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Drug Store	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Pharmacy	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Athletic Facility (indoor)	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Barber Shop	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Beauty Salon	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Dry-Cleaners	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Laundromat, laundry	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Locksmith	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Shoe repair	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Community Recreational	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Household goods repair	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Bakery	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Book Store	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Boutique	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Cafeteria	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Coin-operated Vending machines (indoor)	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Convenience Store	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Flower shop	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Hobby Store	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Music Store	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Other retail establishment (low volume)	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Pawn Shop	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Pet Shop	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Print and Copy Shop	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Produce stand	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Restaurant (sit down)	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Shopping center, community	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Specialty Shop	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Residential Uses					
Apartments (5 or more units)	450 S.F.	0 Ft.	0 Ft.	0 Ft.	56 Ft.